

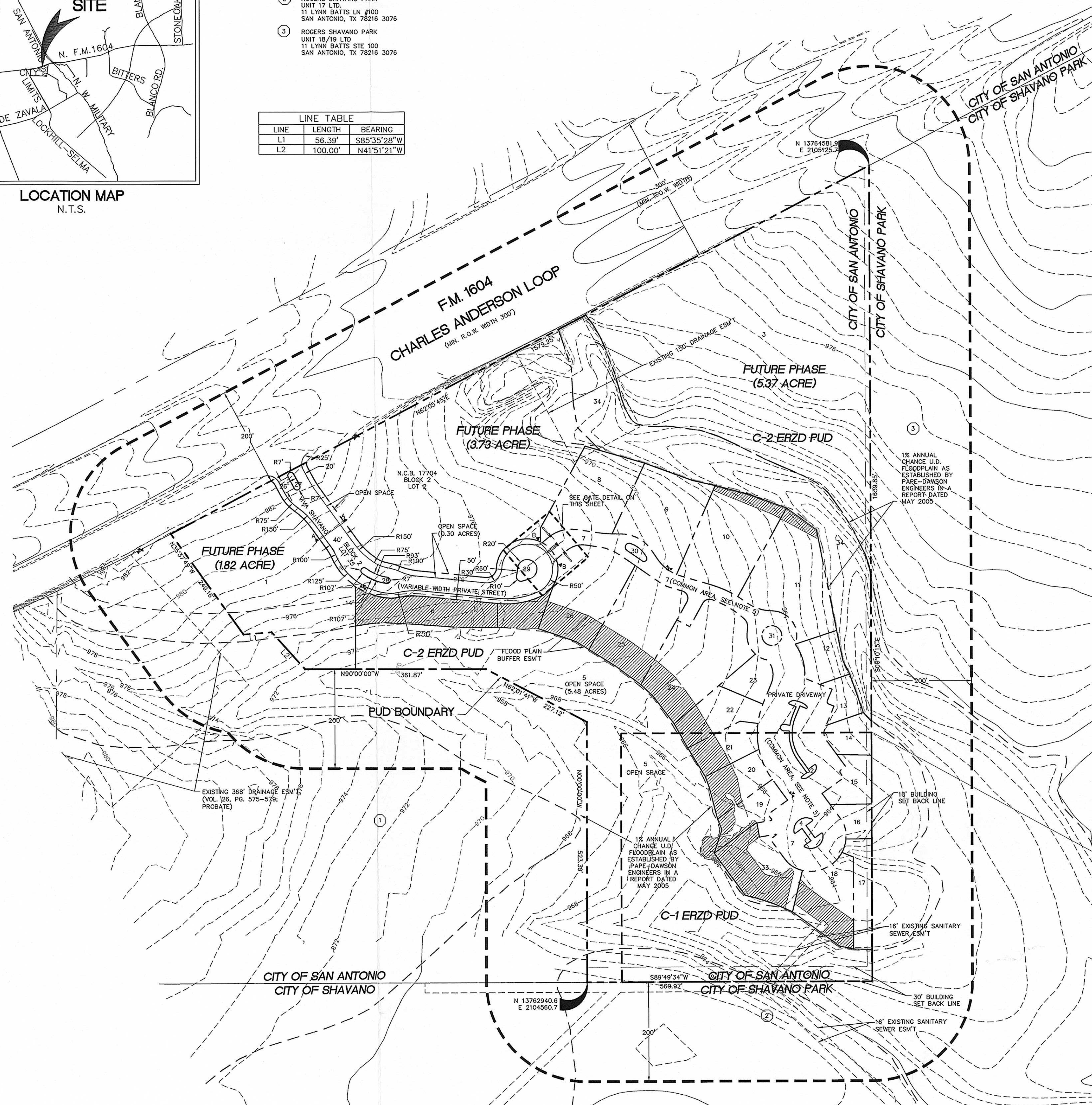


① LIFE FAMILY CHURCH INC.
C/O GEORGE W. GIESE
P.O. BOX 690090
SAN ANTONIO, TX 78269 0090

② ROGERS SHAVANO PARK
UNIT 17 LTD.
11 LYNN BATTS LN #100
SAN ANTONIO, TX 78216 3076

③ ROGERS SHAVANO PARK
UNIT 18/19 LTD
11 LYNN BATTS STE 100
SAN ANTONIO, TX 78216 3076

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.39'	S85°35'28"W
L2	100.00'	N41°51'21"W



SHAVANO BUSINESS PARK
PLANNED UNIT DEVELOPMENT PLAN

BEING A 28.35 ACRE TRACT OF LAND OUT OF A 45.35 ACRE TRACT OF LAND
CONVEYED TO ROBERTO KENIGSTEIN IN SPECIAL WARRANTY DEED VOLUME 6586, PAGE
275-278 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY,
TEXAS AND OUT OF COLLIN MCRAE SURVEY NO. 391, ABSTRACT NO. 482, COUNTY
BLOCK NOW IN NEW COUNTY BLOCK 17704 OF THE CITY OF SAN ANTONIO, BEXAR
COUNTY, TEXAS.

ENGINEER:
PAPE-DAWSON ENGINEERS INC.
AGENT: THOMAS M CARTER, P.E.
555 E. RAMSEY
SAN ANTONIO, TX. 78216
PHONE: (210) 375-9000

DEVELOPER/OWNER:
ELMCO GROUP INC.
OWNER: HOLZMAN INVESTMENTS & ROBERTO KENIGSTEIN,
AND ELMCO REAL ESTATE, LTD., A TEXAS LIMITED PARTNERSHIP
10924 VANCE JACKSON, SUITE # 306,
SAN ANTONIO, TX. 78230
PHONE: (210) 699-1773

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

OPEN SPACE RATIO AND DENSITY TABLE							
LAND USE	SIZE (AC.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (AC.)	STREET R.O.W. (AC.)	OPEN SPACE (AC.)	% OPEN SPACE
COMMERCIAL	28.35	35	1.23	4.58	0.99	5.78	20.35

DESCRIPTION	PHASE I	FUTURE PHASE	TOTAL	
NO. OF LOTS	31	4	35	
GROSS AREA (AC)	15.48	12.87	28.35	
BUILDING COVERAGE (AC)	1.59	TO BE DETERMINED	---	
OTHER COVERAGE (AC)				
A. STREETS	0.99	TO BE DETERMINED	---	
B. DRIVEWAY	2.99	TO BE DETERMINED	---	
C. FLOODPLAIN AREA (AC)		TO BE DETERMINED		
TOTAL COVERAGES (AC)	3.98	5.86	9.84	
OPEN SPACES (AC)				
A. GREEN BELTS	---	---	---	
B. FLOODPLAIN AREA (AC)	5.48	---	5.48	
C. PARKWAY	0.30	---	0.30	
TOTAL OPEN SPACE	5.78		5.78	

$$\text{FLOOR AREA RATIO} = \frac{\text{BUILDING FLOOR AREA}}{\text{TOTAL LAND AREA}}$$

$$(\text{FAR}) = \frac{69,061}{6,72,422} (\text{SQ. FT.}) = 0.103^*$$

* TOTAL LAND AREA DOES NOT INCOPRRORATE FUTURE PHASE LOTS (1,2,3 & 34)

ENVIRONMENTAL RECOMMENDATIONS:

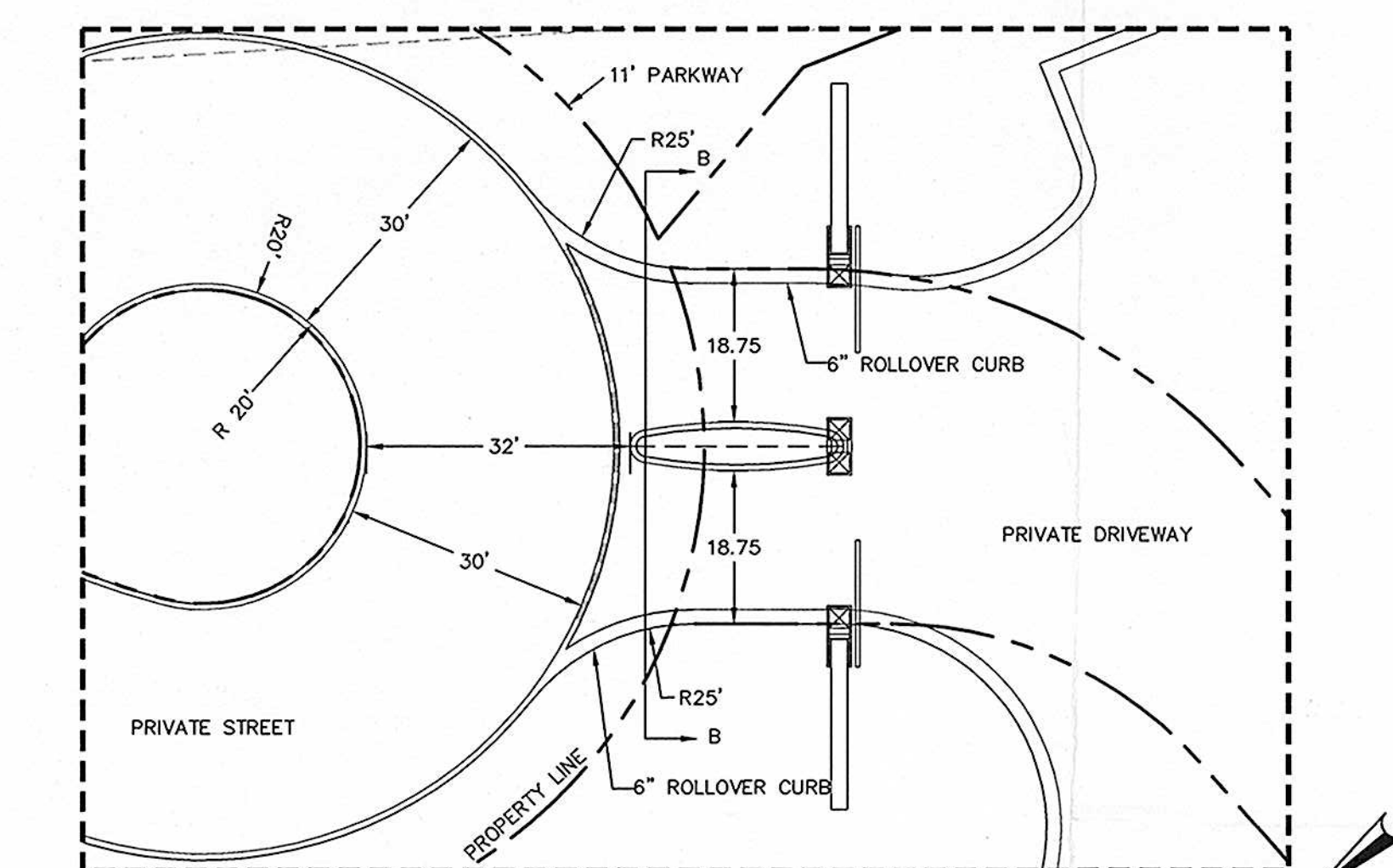
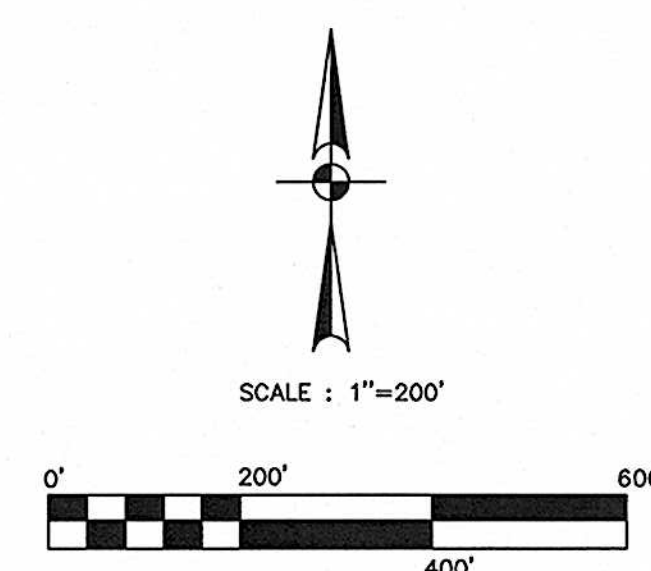
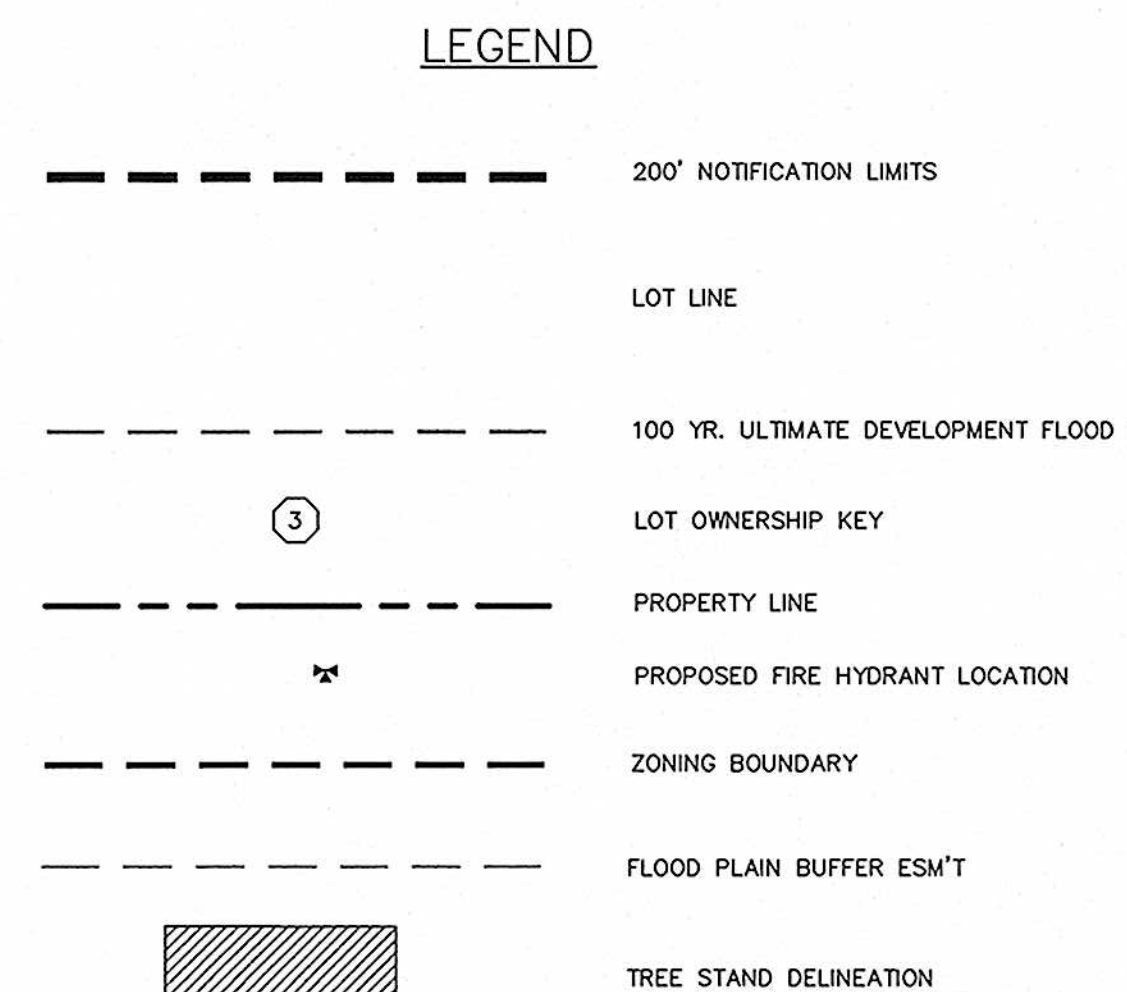
1. THIS SITE IS LOCATED OVER THE RECHARGE ZONE OF THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT. A WATER POLLUTION ABATEMENT PLAN HAS BEEN SUBMITTED TO THE TCEQ TO ADDRESS POLLUTION PREVENTION ASSOCIATED WITH THIS DEVELOPMENT.
2. ANY AREAS PLATTED AS DRAINAGE EASEMENTS ARE TO BE KEPT IN A VEGETATED CONDITION.
3. THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL "WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW."
4. THE AQUIFER STUDIES DIVISION STAFF SHALL HAVE THE AUTHORITY TO INSPECT THE SITE TO ENSURE THAT THE APPROVED RECOMMENDATIONS ARE BEING STRICTLY ADHERED TO DURING AND AFTER CONSTRUCTION OF THE PROJECT.
5. MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELTS. STORM SYSTEM IN STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. PROPERTY IS LOCATED OVER THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
7. PROPERTY IS INSIDE THE CITY LIMITS AND IS PROPOSED TO BE ZONED C-1 AND C-2, ERZD, PUD, (PENDING REZONING TO ADD PUD)
8. TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS PROPERTY PREPARED BY PAPE-DAWSON ENGINEERS, INC.
9. LOTS 4, 7, 17, 30, 31, AND 32 WILL BE A COMMON AREA AND WILL BE PRIVATELY MAINTAINED BY THE OWNERS ASSOCIATION. LOTS 4, 7, 30, 31, AND 32 WILL ALSO BE USED AS AN INGRESS, EGRESS & UTILITY EASEMENT, PRIVATE DRIVEWAYS, AND STORM DRAINS WITH IN COMMON AREAS WILL BE PRIVATELY MAINTAINED BY THE OWNERS ASSOCIATION.
10. BUILDING FOOTPRINTS FOR LOTS 8 TO 26, AND 33 WILL VARY IN SIZE AND SHAPE. BUILDING AREAS WILL RANGE FROM 1,500 SQ. FEET TO 3,500 SQ. FEET.
11. SHAVANO BUSINESS PARK HAS BEEN CATEGORIZED AS A CATEGORY 2 PROPERTY. FOR CATEGORY 2 PROPERTY, THE TOTAL IMPERVIOUS COVER SHALL NOT EXCEED 65%.
12. ALL BUILDINGS SHALL BE ADA ACCESSIBLE.
13. TYPICAL LOT LAYOUT IS AN AVERAGE AREA OF LOTS, & BUILDINGS FOR PHASE I DEVELOPMENT. IT DOES NOT INCLUDE FUTURE PHASE LOTS.
14. SIDEWALKS ALONG PRIVATE STREET SHALL BE PROVIDED PER UDC 355-506(a).

UTILITIES:

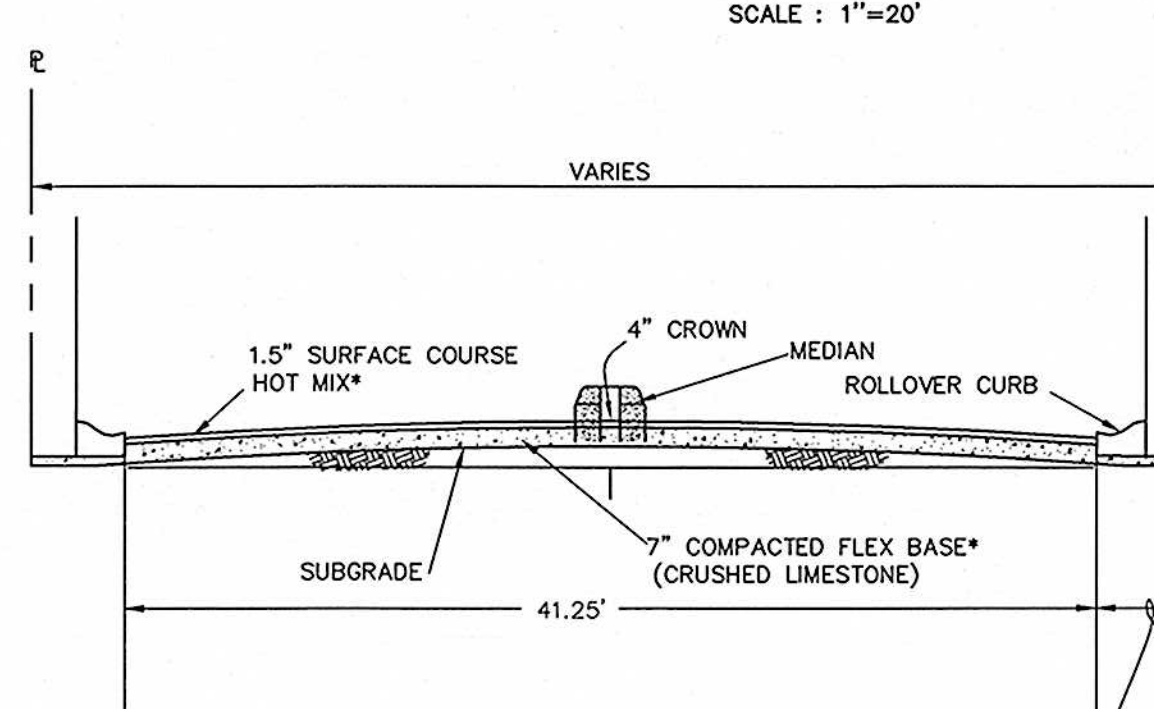
SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	SAN ANTONIO WATER SYSTEM
ELECTRIC:	CITY PUBLIC SERVICE
GAS:	CITY PUBLIC SERVICE
TELEPHONE:	AT&T

PUD PLAN NOTES

1. WATER SYSTEM AND SANITARY SEWER SYSTEM TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
2. PROPERTY IS LOCATED OVER THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
3. PROPERTY IS INSIDE THE CITY LIMITS AND IS PROPOSED TO BE ZONED C-1 AND C-2, ERZD, PUD, (PENDING REZONING TO ADD PUD)
4. TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS PROPERTY PREPARED BY PAPE-DAWSON ENGINEERS, INC.
5. LOTS 4, 7, 17, 30, 31, AND 32 WILL BE A COMMON AREA AND WILL BE PRIVATELY MAINTAINED BY THE OWNERS ASSOCIATION. LOTS 4, 7, 30, 31, AND 32 ALSO WILL BE USED AS AN INGRESS, EGRESS & UTILITY EASEMENT. PRIVATE DRIVEWAYS AND STORM DRAINS WITHIN COMMON AREA WILL BE PRIVATELY MAINTAINED BY THE OWNERS ASSOCIATION.
6. BUILDING FOOTPRINTS FOR LOTS 8 TO 2,500 AND 33 WILL VARY IN SIZE AND SHAPE. BUILDING AREAS WILL RANGE FROM 1,560 SQ. FEET TO 3,500 SQ. FEET.
7. SHAVANO BUSINESS PARK HAS BEEN CATEGORIZED AS A CATEGORY 2 PROPERTY. FOR CATEGORY 2 PROPERTY, THE TOTAL IMPERVIOUS COVER SHALL NOT EXCEED 65%.
8. ALL BUILDINGS SHALL BE ADA ACCESSIBLE.
9. TYPICAL LOT LAYOUT IS AN AVERAGE AREA OF LOTS, & BUILDINGS FOR PHASE 1 DEVELOPMENT. IT DOES NOT INCLUDE FUTURE PHASE LOTS.
10. SIDEWALKS ALONG PRIVATE STREET SHALL BE PROVIDED PER UDC 355-508(a).

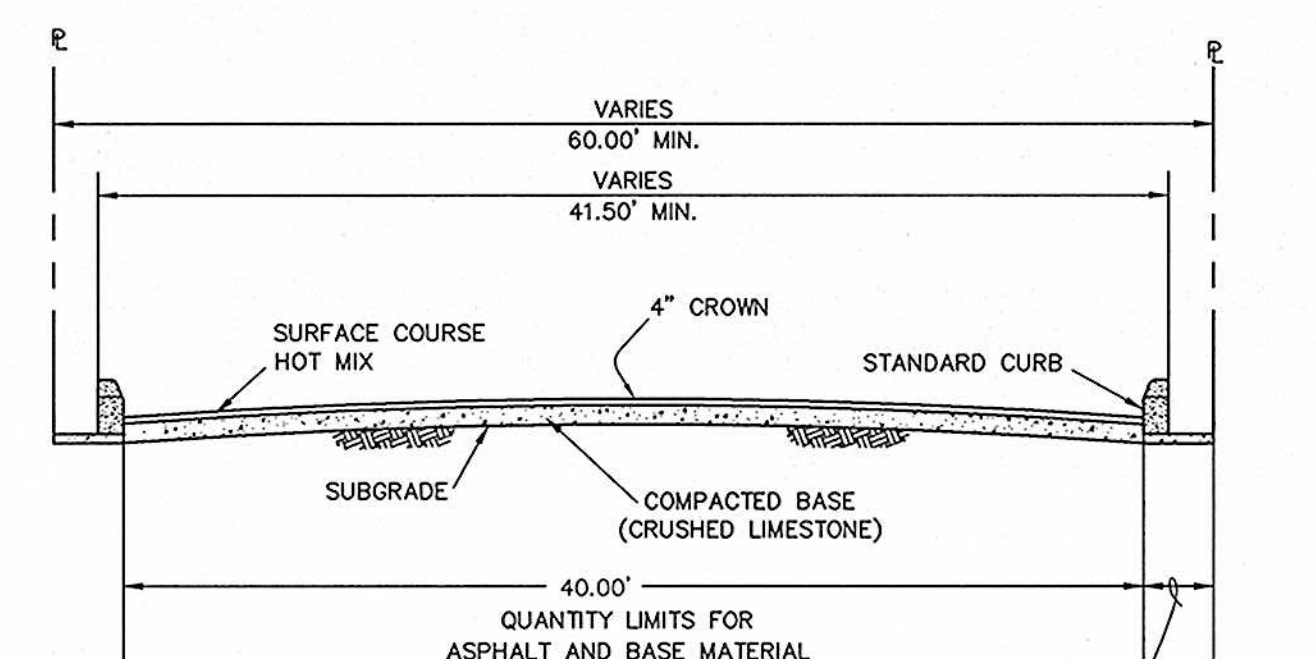


GATE DETAIL

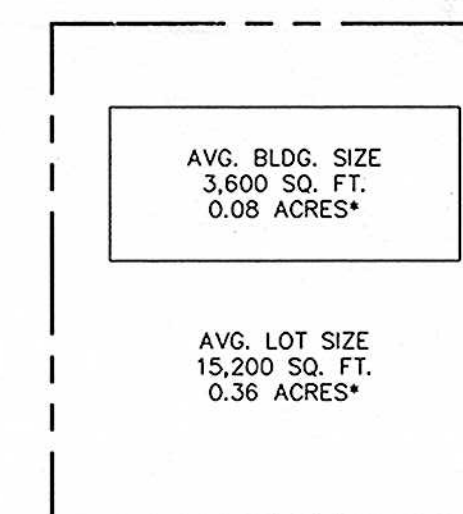


DRIVEWAY SECTION AT B-B

ACTUAL PAVEMENT SECTION MAY VARY SLIGHTLY BUT WILL HAVE A MINIMUM SN VALUE OF 2.02 AS PER UDC OF CITY OF SAN ANTONIO.



STREET SECTION AT AA
NOT TO SCALE



TYPICAL LOT LAYOUT
NOT TO SCALE

SHAVANO BUSINESS PARK

PUD PLAN NO.: 06-020

APPROVED BY THE PLANNING COMMISSION

OF THE CITY OF SAN ANTONIO
CHADMAN:

CHAIRMAN: [Signature]
SECRETARY: [Signature] V. L. P. E.

SECRETARY: _____

Date: Jul 23, 2006, 2:31pm User ID: GARORA
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A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Thomas Carter

DATE: August 9, 2006

Address: 555 East Ramsey
San Antonio, TX 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: PUD# 06-020

Name: Shavano Business Park, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED With Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

- The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

- **Historic:**

The Texas Sites Atlas indicates that archaeological sites have been previously identified near by the above referenced property. The property may contain sites,

some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological investigation of the property.

- **DSD – Traffic Impact Analysis & Streets** The PUD Plan shall comply with the following:
 1. Driveway throats lengths shall comply with UDC 35-506, Table 506-7 requirements.
 2. All access driveways shall comply with UDC 35-506(r).
 3. All Roadways shall conform to Table 506-2: Functional Classification System Description for Traditional Design Classification.
 4. All sidewalks shall comply with UDC 35-506(q).
 5. Deceleration lane/right turn lane will be required.
- **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.
 1. 100 year Flood Plain Shown and Buffering (if applicable)
 2. Significant Recharge Features and Buffering (if applicable)
 3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

Additionally a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
- **Storm Water:** Storm Water Engineering has reviewed the above referenced project and approves this PUD plan with the following conditions:
 - A hold will be placed on the recordation of the plat until one of the following occurs;
 1. The LOMR is approved by FEMA with the retention facility in place.
 2. A drainage easement is dedicated to the limits of the 100-year ultimate floodplain without retention upstream of Loop 1604